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BK 7791 PG 295

TRANSFER
TAX
PAID

DEED

000323

TRAFTON PROPERTIES, INC., a Maine corporation, grants to **KEVIN LONG**, OF 8 Canal Street, Pequabuck, Connecticut 06871, with **WARRANTY COVENANTS**, the land located in Waterville, County of Kennebec, State of Maine, and being the property more particularly described in Schedule A attached hereto and made a part hereof by reference.

Being a part of the land conveyed to Preston Estabrook by Hazel W. Grant and Orris O. Grant by deed recorded July 24, 1964 in Book 1149 at Page 290 of the Kennebec County Registry of Deeds, and in Book 1347, Page 301 containing 74.7 acres, more or less.

The above mentioned premises are conveyed subject to any and all provisions of any zoning, building, municipal regulations and ordinances or public or private law, easements or rights of way, if any, such state of facts as an accurate survey would disclose, and taxes for the year of closing and subsequent years.

IN WITNESS WHEREOF, the said **TRAFTON PROPERTIES, INC.** has caused its corporate name to be signed and its seal affixed by its officer thereunto duly authorized this 25th day of NOVEMBER, 2003.

TRAFTON PROPERTIES, INC.

By: Andrew Panteleakis
Andrew Panteleakis
Its Treasurer

STATE OF RHODE ISLAND
COUNTY OF NEWPORT

In Newport on the 25th day of November, 2003 before me personally appeared **ANDREW PANTELEAKIS**, in his capacity of Treasurer of TRAFTON PROPERTIES, INC., by me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed and the free act and deed of TRAFTON PROPERTIES, INC.

Harry Kojian
Notary Public
My Commission Expires: 10/20/2007
Harry Kojian

FAV TRAFTON/Deed-Long

4) Kevin Long

SEAL

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SCHEDULE A

Description of Property

That certain lot or parcel of land in Waterville, Kennebec County, Maine lying on the northerly side of the Trafton Road and further bounded and described as follows, to wit:

Beginning at a steel pin on the northerly side of the Trafton Road in Waterville. The pin marks the southwesterly corner of land now or formerly owned by Randal E. Tunks and Norma M. Tunks, and the southerly corner of the parcel herein described. A record of said ownership may be found in book 2798 at page 227 of the Kennebec County Registry of Deeds. Thence on a bearing of north twenty four degrees thirty one minutes west (N 24° 31' W) along or near the northerly side of the Trafton Road for two thousand three hundred seventy one and four tenths feet (2371.4') to a point where the easterly side of the second Rangeway and the apparent northerly side of Trafton Road intersect. Said point also being one hundred thirty two and four tenths feet (132.4') on a bearing of south twenty seven degrees fifty two minutes east (S 57° 22' E) from a stone monument marking the apparent municipal boundary between Waterville and Oakland.

Thence north fifty seven degrees twenty two minutes east (N 57° 22' E) along the easterly side of the second Rangeway for one thousand seven hundred thirty five and zero tenths feet (1735.0') to a point on or near a fence line. Said point marking the westerly corner of land described in a conveyance to George W. Pressey in 1841 and recorded in book 196 at page 21 of the Kennebec County Registry of Deeds. Current ownership to the former Pressey parcel is confused. Said land being displayed in the Municipal records of the City of Waterville as land of heirs of Preston Estabrook, but possible owned by the City of Waterville or Heirs of Donat Rossignol. Thence south fifty four degrees fifty eight minutes east (S 54° 58' E) along or near remnants of old fence along the land of heirs and assigns of George Pressey, for

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seven hundred two and four tenths feet (702.4') to a point near a fence corner. Thence north fifty seven degrees twenty two minutes east (N 57° 22" E) along land of the previous possibilities of abutting owners for two hundred fifteen and nine tenths feet (215.9') to a point on or near the easterly tree line of an area kept clear of trees by Central Maine Power Company. Central Maine Power Company acquired a conveyance of certain pole rights by Ernest P. Oliver dated December 14, 1925 and recorded in the Kennebec County Registry of Deeds in book 645 at page 111. Thence south fourteen degrees twenty one minutes west (S 14° 21' W) along the cleared line marking land conveyed to the City of Waterville by Preston and Gladys Estabrook and recorded in book 1699 at page 187 for one thousand ninety nine and five tenths feet (1099.5') to a point. Thence north fifty nine degrees forty nine minutes west (N 59° 49' W) along land now or formerly of Theodore Brown and Jean Brown as recorded in the Kennebec County Registry of Deeds in Book 2400, Page 240, for two hundred forty and six tenths feet (240.6') to a point at or near an angle in a fence line. Thence south twenty degrees forty three minutes west (S 20° 43" W) along Browns land for four hundred ninety nine and six tenths feet (499.6') to a steel marker. Thence south twenty two degrees twenty nine minutes west (S 22° 29' W) along land now or formerly of Randal E. Tunks and Norma M. Tunks for one thousand five hundred nine and four tenths (1009.4') to a steel marker at the point of beginning.

Also conveying any land between the herein described parcel and the Trafton Road to make a common boundary with the Trafton Road. Also conveying whatever title may have been acquired under the previously mentioned conveyance from Hazel W. Grant and Orris O. Grant to Preston and Gladys Estabrook, to and with the Rangeway as herein described.

The bearings for this parcel were calculated in 1987 from other bearings observed nearby, but are not actual magnetic bearings of the lines being described. Said bearings are also connected with true north readings by solar observations and by observations of a control point of the Maine Grid System.

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The above described Description of Property is subject to being conformed by a survey to be obtained by the Buyer at the Buyer's expense.

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ATTEST: *Kenneth A. Schaeffer*
REGISTER OF DEEDS